



## Boronia Heights, 45 Saint Johns Way

Perfectly Positioned with Outdoor Appeal - Move-In Ready in Family-Friendly Boronia Heights

Tucked behind a charming picket fence and framed by leafy greenery, this low-set brick home offers a peaceful lifestyle with unbeatable convenience. Set on a flat, useable block and featuring a huge outdoor entertaining area, this property is perfect for first home buyers, downsizers, and savvy investors alike.

Step inside to find fresh interiors and updated flooring throughout, along with air-conditioned comfort and spacious living. The open-plan layout connects seamlessly with a functional kitchen featuring ample cabinetry, electric appliances, and a leafy outlook to the backyard. Each of the three bedrooms offers built-in storage, with the master providing a larger footprint for extra comfort.

Outdoors is where this home truly shines-boasting a massive 11.6m x 4.8m covered entertainment area ideal for weekend BBQs, family gatherings, or simply relaxing in your

3 1 1

**For Sale**  
CONTACT AGENT

**View**  
Sat 10th May @ 9:00AM - 9:30AM

**Contact**  
**Nicole Hintz**  
0403 895 705  
nhintz@ljhg.com.au

**Liza Neuss**  
0447 006 098  
liza@ljhg.com.au

**LJ Hooker**

**LJ Hooker Ormeau**  
**(07) 5549 4500**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



private haven. The fully fenced backyard includes established trees, a garden shed, and plenty of grassy space for kids and pets.

Property Highlights:

- 736m2 block with side access option
- 3 bedrooms, master with built in
- Spacious living & dining with split-system air conditioning
- Well-appointed kitchen with dishwasher
- New vinyl flooring throughout & New paint
- Huge covered alfresco area (11.6m x 4.8m)
- Fully fenced backyard with lush lawn and mature shade trees
- Security screens & roller shutters on the windows
- Single carport with gated access to the house
- Separate laundry and garden shed
- Quiet, family-friendly street

Why Buy in Boronia Heights?

This home enjoys a prime location just minutes from all essentials. You're within easy reach of Boronia Heights State School, Park Ridge State High School, and several local childcare centres. Park Ridge Town Centre and Grand Plaza are close by for shopping, dining, and medical needs, while nearby bus routes and major roads make commuting a breeze.

Boronia Heights is a sought-after suburb known for its community vibe, affordability, and family-friendly atmosphere-making it ideal for those wanting to enter the market or invest with confidence.

A home like this-offering move-in comfort, generous outdoor living, and a top location-won't last long. Contact us today to book your inspection!

More About this Property

Property ID	1YBWGWH
Property Type	House
House Size	120 m2
Land Area	736 m2
Including	Dishwasher Outdoor Entertaining

Nicole Hintz 0403 895 705

Director | L.R.E.A | Independent Contractor | nhintz@ljhgc.com.au

Liza Neuss 0447 006 098

Sales Associate to Nicole Hintz Independent Contractor | liza@ljhgc.com.au

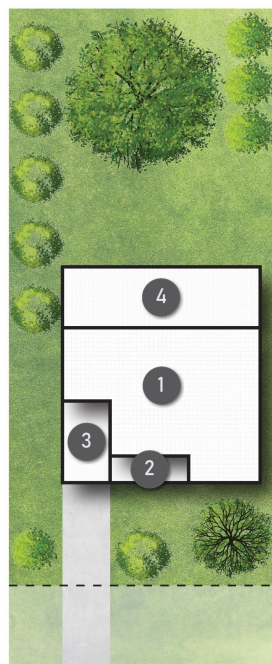
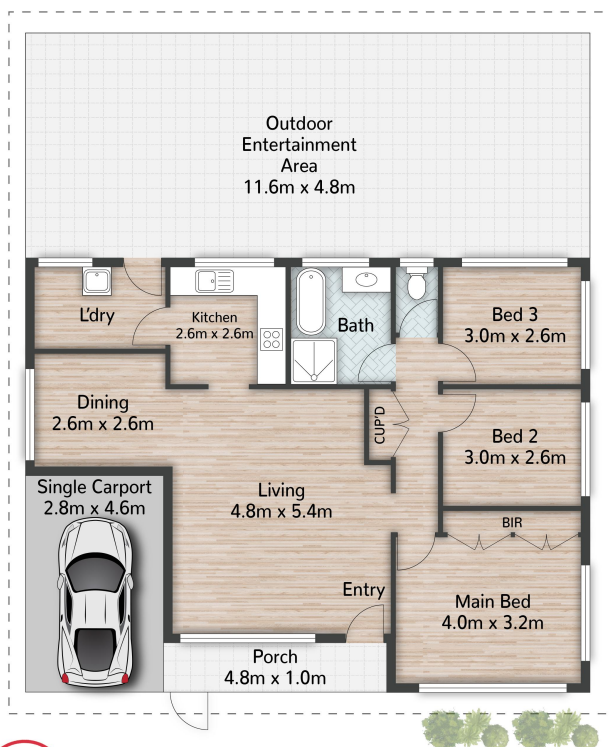
LJ Hooker Ormeau (07) 5549 4500

Unit 10 Norfolk Village Shopping Ctr, 170-174 Pascoe Road, ORMEAU QLD 4208  
ormeau.ljhooker.com.au | ormeau@ljhgc.com.au



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Saint Johns Way

## LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 CARPORT
- 4 ENTERTAINMENT



45 Saint Johns Way **BORONIA HEIGHTS**

3 | 1 | 1 | 120m<sup>2</sup>

**LJ Hooker**

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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